



5

RECOMMENDATIONS

5.1 Policy Recommendations

The Coho/Brant Infrastructure Refinement Plan includes a set of policy recommendations directed at preserving neighborhood character, guiding future public infrastructure investments and planning efforts, and updating relevant plans. A primary objective of the planning effort is to balance natural area preservation and conservation objectives with targeted infrastructure investments intended to facilitate new development and improve or enhance existing neighborhood character. The plan includes recommendations for updating or amending existing facilities and infrastructure systems plans to incorporate project refinements and replace obsolete information. The policy recommendations are grouped in the following categories: funding, planning, infrastructure, natural resources, parks and recreation, and signage and wayfinding.

Funding (F)

- F-1: Amend the South Beach Urban Renewal Plan to identify a project or projects to serve as a match and a catalyst in order to encourage the formation of Local Improvement Districts (LIDs) to fund lower priority improvements.
- F-2: Update the Public Infrastructure Systems Development Charge (SDC) Methodology study to incorporate infrastructure projects identified in the refinement plan that expand the capacity of systems to support future development.
- F-3: Amend the South Beach Urban Renewal Plan to incorporate project refinements. Allocate urban renewal funds based on project priorities established in the refinement plan as urban renewal funds are not expected to be sufficient to cover the total costs of the plan.

Planning (P)

- P-1: Amend the Comprehensive Plan to acknowledge the refinement plan and associated street sections as an element of the Transportation System Plan (TSP).
- P-2: Consider the use of urban renewal funds to reset rights-of-way and property boundaries for large parcels subject to further development.
- P-3: Consider vacating rights-of-way within the project area which are not planned for future public infrastructure improvements and do not contain natural features identified for conservation or protection.

Infrastructure (I)

- I-1: Initiate revisions to the zoning ordinance to allow narrow street widths as proposed in the project street sections.
- I-2: Amend the Newport Wastewater Facilities Plan, the South Beach Storm Water Master Plan, and the Water System Master Plan to incorporate infrastructure improvement projects identified in the plan and replace obsolete information.
- I-2: Adopt general stormwater management standards and practices that address the treatment, detention, and infiltration of stormwater runoff.
- I-3: Implement low impact development strategies including vegetative stormwater treatment in conjunction with new street construction where appropriate and feasible.

- I-4: Coordinate with ODOT and private property owners to resolve drainage and maintenance issues with culverts under and adjacent to Highway 101 as shown on Map 3-7 Proposed Stormwater System Improvements.
- I-5: Pursue state and federal grant funding, in addition to capital project funding, for the Highway 101/SW 35th Street intersection improvements and water, sewer, and stormwater infrastructure upgrades.
- I-6: Install dark sky compliant lighting in conjunction with street and path improvement projects.
- I-7: Coordinate with the Central Lincoln PUD to implement street and path lighting in association with projects identified in the plan.

Natural Resources (N)

- N-1: Conserve and protect existing trees within City owned rights-of-way that are not required for future public infrastructure improvements.
- N-2: Use context-sensitive design solutions to plan and design street and path improvement projects in order to avoid impacts to significant trees where feasible.
- N-3: Pursue opportunities with OMSI to reset property boundaries at Coastal Gully Open Space to ensure that the resource is conserved under the jurisdiction of one entity.
- N-4: In combination with N-3, support the establishment of a revised conservation easement to be applied to the entire Coastal Gully Open Space Area.
- N-5: Support to development of a management plan for Coastal Gully Open Space through partnerships with OMSI, the Lincoln Land Legacy Program, South Beach State Park, and other agencies.



North view from the edge of the Jetty



View south towards the Coho/Brant Neighborhood



Shared-use path crossing under Yaquina Bay Bridge

RECOMMENDATIONS



View south under the bridge



Sharrows painted on the roadway



Signage near the entrance to the Oregon Coast Aquarium

Parks and Recreation (R)

- R-1: Coordinate with ODOT to develop management and use agreements for the Yaquina Bay Open Space area.
- R-2: Further evaluate improvements proposed under the Yaquina Bay Bridge as shown on Map 3-3 Yaquina Bay Bridge Open Space Concept Plan in consideration of the historic nature of the structure.
- R-3: Provide path and trail connections from SW 26th Street, SW 27th Street, SW 28th Street, and SW 30th Street, as shown on Map 3-8 Illustrative Plan, to the proposed Safe Haven Hill evacuation area to establish multiple pedestrian emergency access routes from the neighborhood.

Signage and Wayfinding (S)

- S-1: Install selective directional and wayfinding signage that is consistent with other signage in the South Beach Peninsula and directs visitors to major recreational opportunities while preserving the privacy of the neighborhood residents.
- S-2: Integrate public art with wayfinding and directional signage.
- S-3: Install wayfinding signage in the neighborhood that is adequate to direct residents and visitors to safety in the event of a natural disaster or tsunami.